



TOWN OF ACTON
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Assessors

INTERDEPARTMENTAL COMMUNICATION

December 30, 2004

To: John Murray

From: Brian McMullen *Brian*

Subject: Parcel Data for Habitat for Humanity

Habitat for Humanity has expressed interest in the following Municipal Properties to build a Habitat home.

Parcel H3A-46, 74 River Street.
Parcel C6-8, 13 Carlisle Road Rear
Parcel C6-19, 27 Marshall Path

Here's a brief summary of these properties;

Parcel H3A-46 consist of 27,141sf with 150 feet of frontage on River Street, it was offered and accepted as a gift at the 1980 Annual Town Meeting and was later deeded on October 16, 1980 for municipal purposes. This parcel is being assessed for \$188,400 as developable. As far as Parcel C6-8 this was a tax taking in 1947, for taxes unpaid in 1945. Because of possible access issues this parcel is assessed for \$192,000 as potentially buildable. This parcel alone does not have any frontage but would require the adjacent parcel C6-19 to provide it access from Marshall Path. This parcel contains about .17acres with an assessed value of \$2,100.

Based on a discussion with an Anderson & Kreiger attorney, the Town in either case, would have to dispose of these properties through an RFP process. We could condition the bids based on an affordable housing restriction, and award them to the appropriate bidder. It was also advised that we get a release from the grantor on parcel H3A-46 to limit any potential conveyance problems due to the municipal purposes restriction.

I've attached the following documents for the requested properties;

1. Parcel H3A-46, 74 River Street
 - Property Record Card
 - 1980 Town Meeting Warrant Article & vote - No. 25
 - Deed from Thomas F. Litrenta to Town of Acton Bk. 14100 Pg. 121
 - Plot Plan - Plan No. 104 of 1968, Lot A - 27,141sf
 - Copy of assessors map
2. Parcel C6-8, 13 Carlisle Rd Rear

- Property Record Card
 - Tax Taking – Instrument of Taking, 7197-290
 - Town Engineers area calculation, Bearing/Distance – English Units
 - Copy of assessors map
 - Copy of a section of the approved Plan
3. Parcel C6-19, 27 Marshall Path
- Property Record Card
 - Excerpt of April 1997 Annual Town Meeting, Article 53 acceptance of Parcel C6-19 referenced as Parcel “F”.
 - Quitclaim Deed - Bk. 27294 Pg. 343
 - Copy of assessors map

Please note that the current assessed values may not necessarily reflect full and fair cash value. Because of limited staffing, the tax exempt parcels are generally not reviewed as thorough as the taxable parcels.